Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	18 Aliwal Street, West Footscray Vic 3012
Including suburb and	·
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$620,000

Median sale price

Median price \$690,000	Pro	operty Type Tow	vnhouse	Suburb	West Footscray
Period - From 27/06/2024	to	26/06/2025	Source	Property	/ Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		Price	Date of sale
1	2/11 Indwe St WEST FOOTSCRAY 3012	\$630,000	14/06/2025
2	3a Aliwal St WEST FOOTSCRAY 3012	\$640,000	28/03/2025
3	15 Aliwal St WEST FOOTSCRAY 3012	\$600,000	08/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/06/2025 08:56









Rooms: 4

Property Type: Townhouse

Agent Comments

Indicative Selling Price \$620,000 **Median Townhouse Price** 27/06/2024 - 26/06/2025: \$690,000

Comparable Properties



2/11 Indwe St WEST FOOTSCRAY 3012 (REI)

Price: \$630,000 Method: Auction Sale Date: 14/06/2025 Property Type: Villa

Land Size: 185 sqm approx

Agent Comments



3a Aliwal St WEST FOOTSCRAY 3012 (REI/VG)

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Agent Comments

Price: \$640,000 Method: Private Sale Date: 28/03/2025

Property Type: Townhouse (Res) Land Size: 97 sqm approx



15 Aliwal St WEST FOOTSCRAY 3012 (REI/VG)



Price: \$600,000 Method: Private Sale Date: 08/03/2025

Property Type: Townhouse (Single)

Land Size: 83 sqm approx

Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000





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